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LINCOLN MANOR



Lincoln Manor

Newest and Best of San Francisco's Restricted Residence Parks

High class residence property in San Francisco is becoming more and more limited every day. Unlike many cities, which can spread out as far as desired, the areas of our metropolis, suitable for beautiful homes are confined to certain locations, and once they are occupied no others can be secured.

The very location of the city on the long, narrow peninsula, while it affords matchless opportunity for home-builders, also defines the limits adapted to homes of such a character.

Surrounded on three sides by water, it is but natural that the choicest selection is that commanding a marine view—an outlook over the broad blue Pacific—and with this as a standard, by which the desirability of a home site is to be judged, the compelling truth of the statement, that such locations are becoming harder to obtain, can be appreciated.

Lincoln Manor is the last and best of these locations.

There may be other districts, which in years to come, when the city builds out and up to them, will be as desirable as Lincoln Manor is today, but the fact remains that **NOW** Lincoln Manor is the newest and choicest of properties now offered for sale.

There are many reasons for this:

First, because of its unexcelled situation—on a pleasing, gently sloping hillside—with a sunny south-

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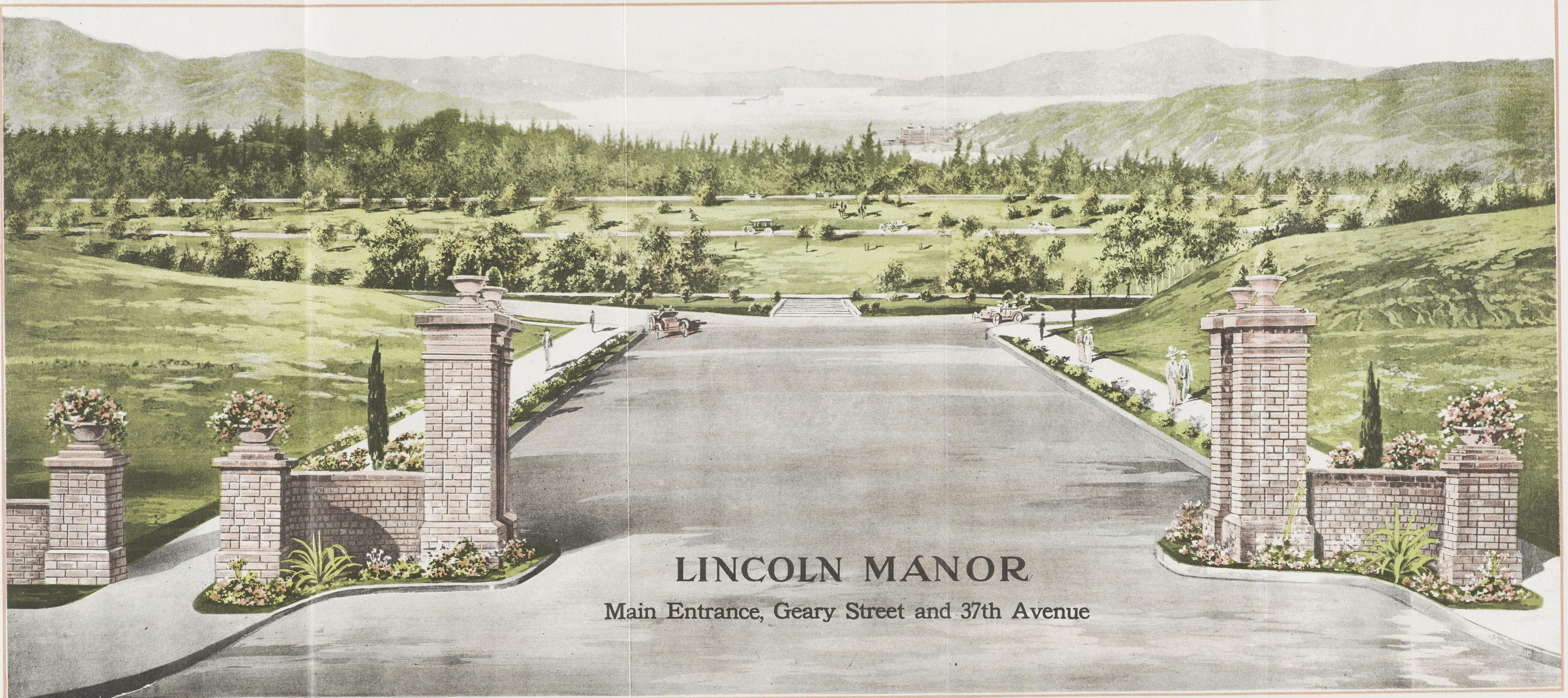
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Main Entrance, Geary Street and 37th Avenue

ern exposure—amply sheltered from the winds of the north by Lincoln Park, which immediately joins it.

Second, because of its magnificent outlook on the ocean—vast panoramas of sea and surf, of beach and breakers.

Seaward, the view commands the wide expanse of the blue Pacific—incomparably beautiful and impressive under all conditions—across whose placid face a parade of ships from every land passes continually.

Turning landward—behold the golden crescent of gleaming sand—the twenty-mile strip of beach extending from the Cliff House into the distance of the south—whereupon the army of white-capped seas advances and breaks unceasingly.

Just beyond this is the Great Highway—where thousands of automobiles spin back and forth like giant beetles on a silver band.

Then comes the beautiful Golden Gate Park, with its miles of woods, its acres of trees and flowers and shrubs, for all the world like an immense garden at your very doors.

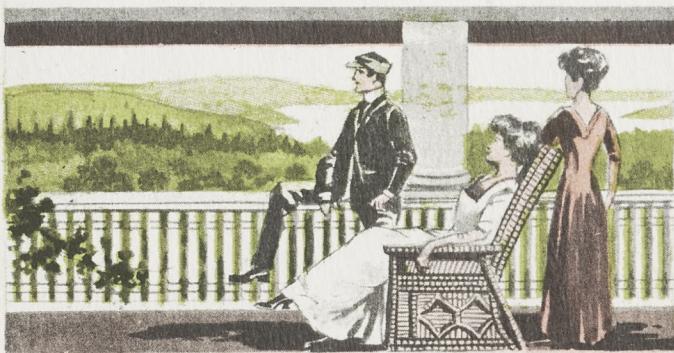
On the north, protecting Lincoln Manor from the chill of north winds with its tree covered shoulders is another city park—Lincoln Park—one of the newest and with the many new improvements now being installed, one of the most attractive.

It is superbly situated and already has an excellent golf course with a new club house under construction.

In addition to all these great natural advantages of unexcelled situation, Lincoln Manor offers much more.

It presents the furthest development of the residence park.

Here nothing but residences are permitted—no business places, stores, butcher shops, saloons, laundries, stables, not even an apartment house or flat

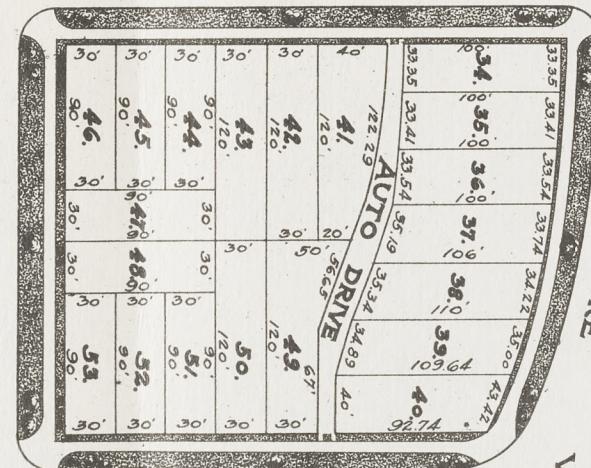


LINCOLN MANOR

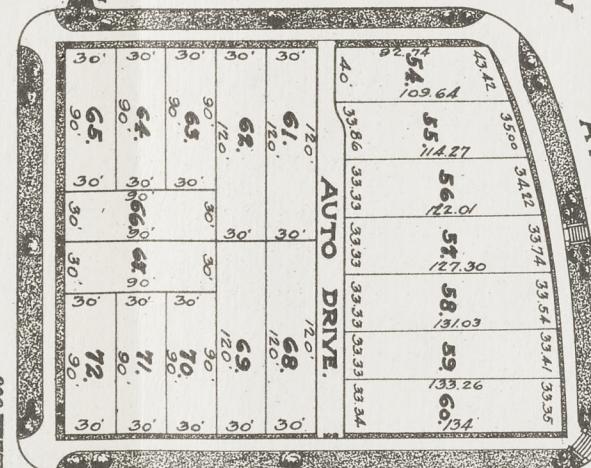
GEARY - SUTTER - CLAMENT CARLINE GEAR NO. 2.

TO MURKIN

THIRTY-EIGHTH

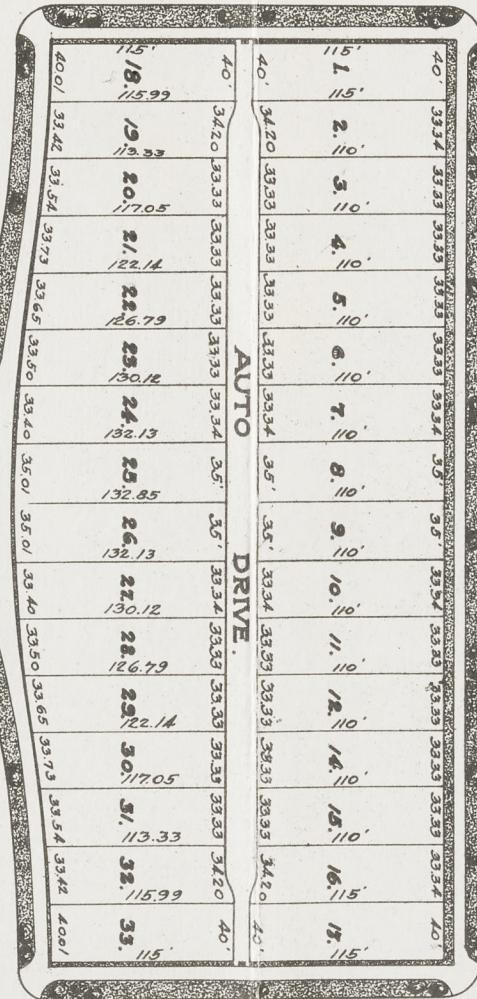


THIRTY-SEVENTH



THIRTY-SIXTH

AVENUE



AVENUE.



building. Everything that would detract from its desirability as a home place has been denied.

Thus all the pleasing features of this superb situation have been conserved and all the unattractive ones have been debarred.

In addition to keeping out undesirable buildings—common sense building restrictions have been decided on, which protect each lot and preserve the tone and dignity of the neighborhood. Under these regulations every house will be built so that each lot will retain all its natural advantages of sunlight and of view—at the same time benefiting the others.

Lincoln Manor already has the best of improvements—not will have, but has now.

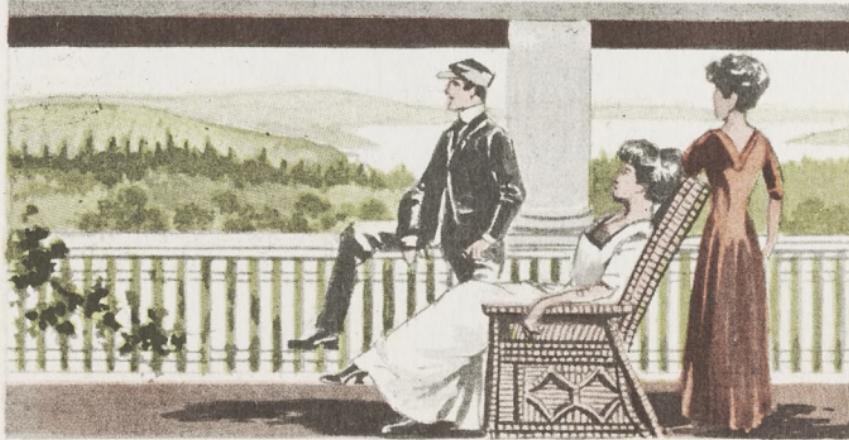
The lots are all exceptionally large. There are fine broad streets of standard asphalt, side sewers and gas service to each lot—no extra cost—water, electric service, auto drives in the rear of most of the lots, parked sidewalks, imposing entrance gates, beautiful lawns, flowers, shrubbery and trees.

It also has excellent transportation facilities—you can reach it over fine motor roads via Geary Street or Lake Street to West Clay Park, then south three blocks to Geary and west to the crown of the hill.

By street car from down town or cross town the facilities are good—either the Geary Street (Municipal line) or the Sutter Street Car No. Two brings you direct to Lincoln Manor without change.

The great scenic boulevard—as laid out by Burnham—which will connect the Presidio with Lincoln Park and the Cliff Drive—will run within a stone's throw of Lincoln Manor.

Pockman & Co., the well known artistic residence builders, have taken fifteen lots and have already started to build that number of fine homes, thus assuring the proper development of Lincoln Manor.



Judge the Future by the Past

LHE increase of value of such high class residence property as Lincoln Manor is inevitable. When a few years ago we put West Clay Park—at that time the newest marine view residence park—on the market—we told our buyers of the sure increase and all our predictions have been fulfilled.

Lincoln Manor is similar in nearly every way to West Clay Park as it stands today. In one feature, however, it is different—that is the price—at West Clay Park—prices are from \$200 to \$300 per front foot.

At Lincoln Manor the price today is only about one-third.

Lincoln Manor has just been offered for sale. The time to see it and to make your selections is NOW while prices are at bedrock.

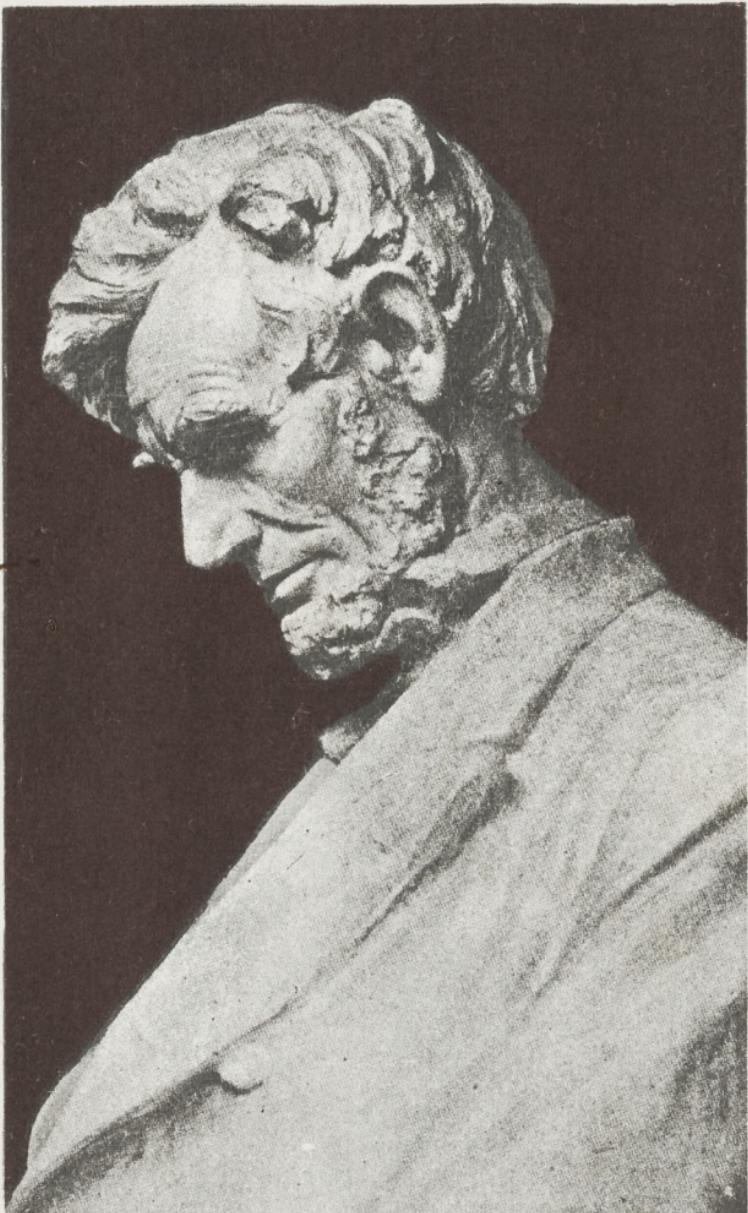
Will you take the time to do this? A postal or a telephone to our office will enable you to do so in ease and comfort.

LYON & HOAG
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Top Floor, Realty Building

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